

**NOTICE OF PREPARATION
AND INITIAL STUDY**

FOR
WESTLAKE DEVELOPMENT PROJECT

**CITY OF FRESNO
ENVIRONMENTAL IMPACT REPORT No. 10140**

STATE CLEARINGHOUSE No. _____

December 2007



Quad Knopf

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SECTION ONE
NOTICE OF PREPARATION

NOTICE OF PREPARATION

TO: State Agencies
Responsible Agencies
Local and Public Agencies
Trustee Agencies
Interested Parties

FROM: City of Fresno
Planning and Development Department
2600 Fresno Street, Room 3043
Fresno, CA 93721-3604

DATE: December 7, 2007

SUBJECT: 1. Notice of Preparation of a Draft Environmental Impact Report
Pursuant to the Requirements of the California Environmental
Quality Act (CEQA)
2. Notice of Information/Scoping Meeting

Project Title: **Westlake Development Project**

Project Applicant: **Granville at Westlake, Inc.**

The City of Fresno Planning and Development Department will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the project identified above. We need to know the views of your agency as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the projected project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description and location, and the probable/potential environmental effects are contained in the attached materials. Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than thirty (30) days after receipt of this notice. Responses to this Notice of Preparation are due by Tuesday, January 8, 2007.

Please send your response to Sandra Brock, Planner, at the address shown above. We will need the name of a contact person in your agency.

A PUBLIC INFORMATION/SCOPING MEETING IS SCHEDULED TO BE HELD AT THE FRESNO CITY HALL COUNCIL CHAMBERS, 2600 FRESNO STREET, AT 6:00 PM ON MONDAY DECEMBER 17, 2007. ALL INTERESTED AGENCIES, PARTIES AND THE GENERAL PUBLIC ARE INVITED TO ATTEND.

Date: _____

Signature _____

Darrell Unruh

Title: Planning Manager

Telephone: 559/621-8050

Reference: California Code of Regulations, Title 14 (CEQA Guidelines) Sections 15082, 15103, 15375

SECTION TWO

INTRODUCTION AND PROJECT DESCRIPTION

SECTION TWO – INTRODUCTION AND PROJECT DESCRIPTION

Introduction

This document is an Initial Study of potential environmental effects from the implementation of the Westlake Development Project.

Pursuant to Section 15063 of the CEQA Guidelines the City of Fresno has prepared an Initial Study to determine whether the project will have a significant effect on the environment. The Initial Study Checklist, in Section Three, found that potentially significant environmental impacts may result from the Project in the following resource areas:

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Hazards/Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Noise
- Population/ Housing
- Public Services
- Recreation
- Transportation/ Traffic
- Utilities

Based on this Initial Study, it has been determined that an Environmental Impact Report should be prepared. Pursuant to Section 15082 of the CEQA Guidelines, a Notice of Preparation (NOP) will be sent to the State Clearinghouse, each responsible agency, and to each trustee agency responsible for natural resources affected by the Project.

Project Location

Granville at Westlake, Inc. is proposing to develop a 460 acre project with residential and commercial uses within an area located west of State Route 99 bounded by West Gettysburg Avenue, West Shields Avenue, North Garfield Avenue, and North Grantland Avenue (see Figures 2-1 and 2-2). The property, which is currently fallow farmland (but periodically is in agricultural production) is within the adopted Sphere of Influence (SOI) of the City of Fresno and is planned and partially pre-zoned for several urban uses.

The property is currently outside the City limits; although the current corporate boundary for the City of Fresno is Grantland Avenue immediately adjacent to the property's east side. The project site is comprised of nineteen (19) parcels, Assessor's Parcel Numbers (APNs) 311-021-26, 311-043-14, 311-043-15, 311-043-16, 311-043-17S, 311-043-18, 311-043-19, 311-043-20, 311-043-13S, 311-043-12S, 311-043-21, 311-043-22, 311-043-29T, 311-043-28, 311-043-23,

311-043-24, 311-043-25, 311-043-26, 311-043-27 (See Figure 2-2). These parcels are all owned and/or controlled by the applicant.

Figure 2-3 shows existing City of Fresno General Plan land use designations on the project site and in its vicinity. East of the project site (across Grantland Avenue) is the new Central Unified School District Deran Koligan Education Center, a K-12 facility with a high school stadium and ancillary District administrative and support facilities. This 160-acre campus is not depicted as being planned for public facility/educational use, but was reviewed by the Planning Commission pursuant to provisions of the California Education Code prior to development of the campus.

Land to the north of the project site remains in the unincorporated area and has been subdivided and developed for rural residential uses, with estate-sized lots. Land west and south of the project site is currently in agricultural production.

Access to the site from the north or south is primarily from Grantland Avenue, now developed as a 2-lane road but planned as a 4- to 6-lane superarterial.

Project Description

Granville at Westlake, Inc. is proposing to develop a 460 acre project with residential and commercial uses in an area located west of State Route 99 bounded by West Gettysburg Avenue, West Shields Avenue, North Garfield Avenue, and North Grantland Avenue. The project will consist of approximately 2,600 residential units at various densities and construction of up to 295,000 square feet of community and neighborhood commercial buildings. Figures 2-5 and 2-6 show the proposed land use diagram and the proposed street layout for the overall site. The applicant proposes to develop this project over a 10- to 12-year period.

The property, which is currently fallow farmland (but periodically is in agricultural production), is within the adopted Sphere of Influence (SOI) of the City of Fresno and is planned for a variety of urban uses. The property is outside the corporate limits of the City of Fresno, but will be proposed for annexation approval by the Fresno Local Agency Formation Commission.

The project site is located on the west side of Grantland across from the Fresno City limits and the new Deran Koligan Education Center, a facility owned and operated by the Central Unified School District.

Access to the site from the north or south is primarily from Grantland Ave., now developed as a 2-lane road but planned by the 2025 Fresno General Plan as a 4- to 6-lane divided superarterial. State Route (SR) 99 is located approximately 3.5 miles east of the subject property. The Veterans Boulevard (Grantland)/SR 99 interchange is now in preliminary design stages, and will bridge SR 99, Golden State Boulevard, and the existing railroad tracks to link areas east and west of the freeway, and provide for enhanced access to and from the subject property. Ashlan and Shields Avenues are both designated arterials with ultimate 4-lane divided configuration, and Dakota and Gettysburg Avenues are planned to eventually be 4-lane undivided collectors. The project proposes to delete the planned major street segments of West Ashlan and West Dakota Avenues west of Grantland Avenue, and to modify West Gettysburg Avenue in conjunction with an Official Plan Line modification of that collector street being processed with the City of Fresno.

The focus of the project will be a 55± acre manmade (“artificial”) lake, oriented in a north-south direction and over one mile in length. In addition to being a recreational amenity, the lake will also detain storm water and incidental drainage flows. The lake will be lined and will utilize a filtering system that will significantly reduce surface water contamination from entering the water body. The lake will receive its water primarily from the Fresno Irrigation District (FID); the District currently supplies the subject property with 500 to 1,000 acre feet of surface water annually for irrigation.

The major circulation system within the Project will be public and will incorporate roundabouts rather than stop-signed controlled intersections or internal traffic signals. A series of trails/bike lanes are planned that will link the various neighborhoods to each other and to the Central Unified School District facilities on the east side of Grantland. The major project trail will tie into smaller trails that are planned to cross the lake on a bridge or series of bridges.

The Westlake Fresno Homeowners Association will own and operate the lake facility. Additionally, the Association will own and/or operate a clubhouse, public areas adjacent to streets (landscaped setbacks, sidewalks, trails, etc), and the trail system. The clubhouse facility will include fitness / workout rooms, lockers, banquet facilities, pools, administrative offices, restrooms, meeting rooms, and a child care center. The building (8 to 12,000 sq. ft.) will be designed to utilize the Tuscan “theme” of the Westlake project. The building is not fully designed at this time but will serve as a “focal point” of the community and will serve the day to day needs of the residents. The banquet facility will be rented from the Association, on an “As Needed” basis, and will provide space for parties, meetings, weddings, and seminars. It is anticipated that the largest gathering of people at the facility will be 250 persons. The facility will accommodate 100 to 150 special events per year, although the initial years of operation will be far less than that figure. Parking will be provided for the facility on site, although the larger events may utilize on street parking in the community. It is anticipated that most of the weddings and parties will occur on the weekends, when the typical peak hour traffic flows do not occur. Substantial parking for bicycles will be provided next to the building and the facility will be located in close proximity to the trail that will be located on the “lake side” of the new collector road that encircles the proposed 55-acre lake. The exact hours of operation are not yet determined but it is likely that the fitness / workout rooms will attract people throughout the day (early am to late pm) There will be staffing at the facility during hours of operation.

The project includes up to 295,000 sq. ft. of neighborhood and commercial development that is anticipated to include up to four commercial drive-through retail facilities.

Existing 2025 Fresno General Plan Designations and Zoning

Currently, the 460-acre project site is designated for urban uses by the 2025 Fresno General Plan. The subject property has approved rezoning for approximately 330 of the 460 acres consistent with the land use designations on the 2025 Fresno General Plan (Rezone No. R-04-81 was approved by the Fresno City Council on July 26th, 2005; see Figure 2-4). This zoning would become effective upon annexation of the site; currently, the land is still AE-20 (Exclusive Agricultural District, 20-Acre Minimum Lot Size, Fresno County Zone District), as is the remaining 130 acres of the property.

Approximately 40 acres of the site were subject to Williamson Act contracts AP-5269 and AP-5270. Notices of Non Renewal were filed in 1995 and these contracts expired in 2005. There are no additional parcels subject to Williamson Act contracts on the project site.

The Fresno Metropolitan Area Flood Control District owns 20 acres at the southeast corner of the Garfield and Dakota alignments. The property is included within the acreage of the project; and this ponding basin site will be reconfigured to be integrated within the design of the proposed lake.

Table 1 shows existing general plan designations and zoning for the project site:

Table 1		
Land Use and Zoning – 2025 Fresno General Plan		
<u>Land Use Designation</u>	<u>Gross Acres</u>	<u>Approved Zoning</u>
Medium Low Density Residential	220	R-1/UGM*
Medium Density Residential	100	R-1/UGM*
Medium High Density Residential	60	R-2/UGM*
Business Park	10	AE-20 (County)
Neighborhood Commercial	20	C-1/UGM*
Public Facilities (Elementary School)	20	R-1/UGM* & R-2/UGM*
Neighborhood Park	10	AE-20 (County)
Ponding Basin	20	AE-5/UGM*
Total	460	* until annexation to the City of Fresno, zoned AE-20 (County)

Proposed Entitlements:

Several applications have been filed with regulatory agencies for this project:

1. City of Fresno

Several applications have been filed with the City of Fresno by Granville at Westlake, Inc. These applications include an amendment to the 2025 Fresno General Plan; rezoning of the site consistent with the proposed general plan amendment; and a proposed Vesting Tentative Tract Map (No. 5915) to provide for broadscale division of the subject property. A 'Master' Conditional Use Permit application and subsequent subdivision map applications will be filed at a later date.

A. General Plan Amendment No. A-07-001. In addition to proposing amendments to the land uses shown in Table 2, this application also proposes to re-designate and realign several major roadways that will serve the site. Proposed land uses and circulation changes are also shown on Figures 2-5 and 2-6.

Table 2**Proposed Amendments to the 2025 Fresno General Plan and West Area Community Plan**

<u>Proposed Land Use Designation</u>	<u>Gross Acres</u>	<u>Proposed Zoning</u>
Medium Low Density Residential	111	R-1/UGM
Medium Density Residential	196	R-1/UGM
Medium High Density Residential	34	R-2/UGM
Neighborhood and Community Commercial	27	C-1/UGM & C-2/UGM
Roadways, Lake feature, Open Space	92	O/UGM & R-1/UGM
Total	460 acres	

B. Rezone Application No. R-07-008. The applicant proposes rezoning of the subject site to implement the land use designations in the General Plan Amendment as shown in Table 2. The proposed zone districts will become effective upon recordation of annexation to the City of Fresno. The project will therefore, be pre-zoned by the City prior to annexation.

C. Vesting Tentative Tract Map No. 5915. This vesting tentative tract map will provide for the broadscale division of the property into 28 residential, commercial, and open space/recreational parcels. The vesting map will be implemented with multiple tentative and final maps during the pre-construction phase of the project and filed at a later date.

D. Master Conditional Use Permit. The Master CUP will provide for flexibility in the application of development standards as requested by the applicant. The permit will also help define the theme of the Westlake Fresno Project and provide details of project features. Additionally, the Master CUP will provide standards for density transfer within the project area.

2. Fresno Metropolitan Flood Control District

- Approval to Relocate and Revise Shape of designated Drainage Basin 'CD'
- Revise Drainage District Boundaries for Drainage Basins 'CD' and 'CG'

3. Fresno Local Agency Formation Commission (application to be filed upon approval of City entitlement applications)

- Annexation to the City of Fresno
- Detachment from the Kings River Conservation District and the North Central Fire Protection District

4. Fresno Irrigation District

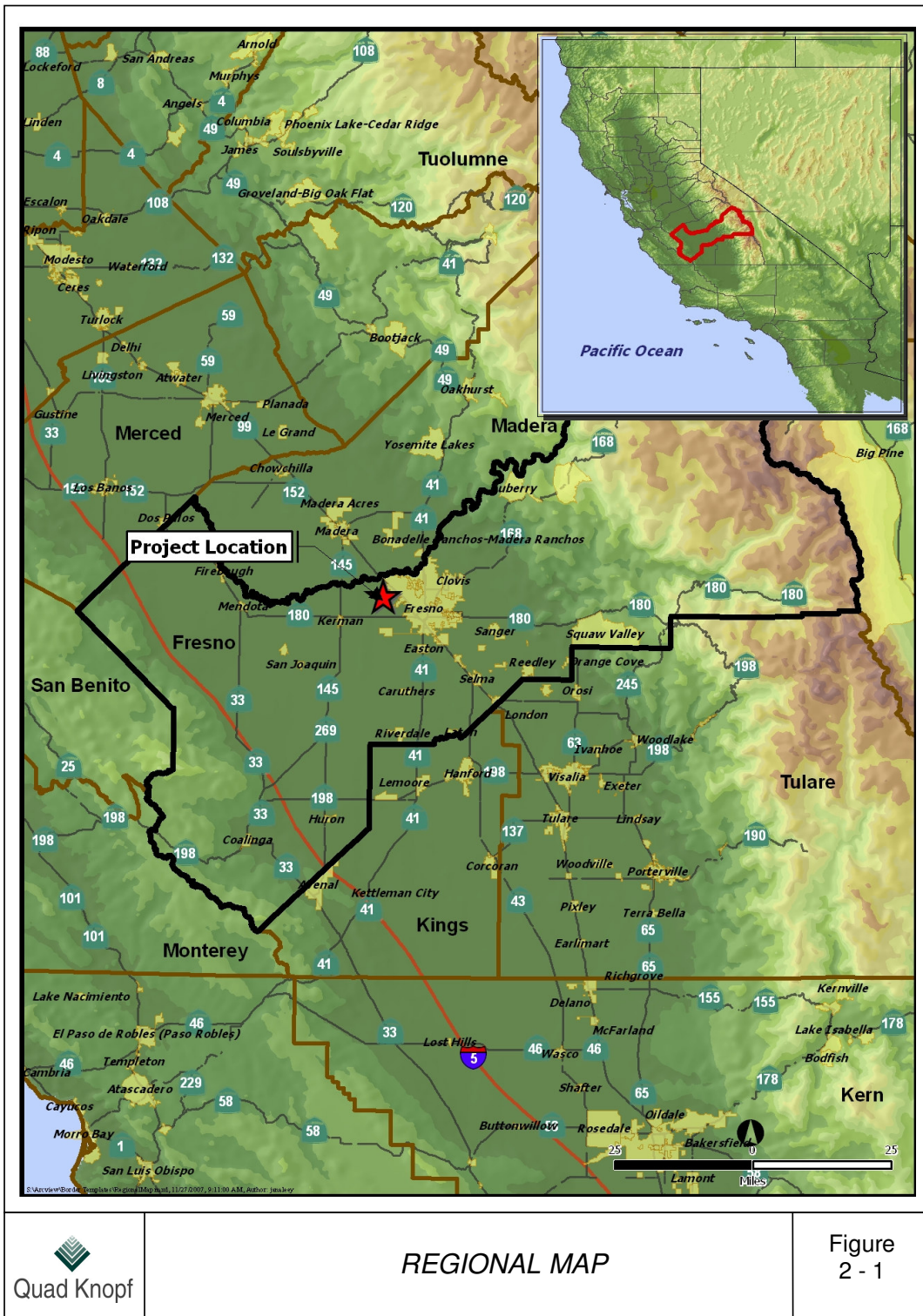
- Authorization for multiple use of irrigation 'entitlement' water in Drainage Basin 'CG' and in the proposed project lake

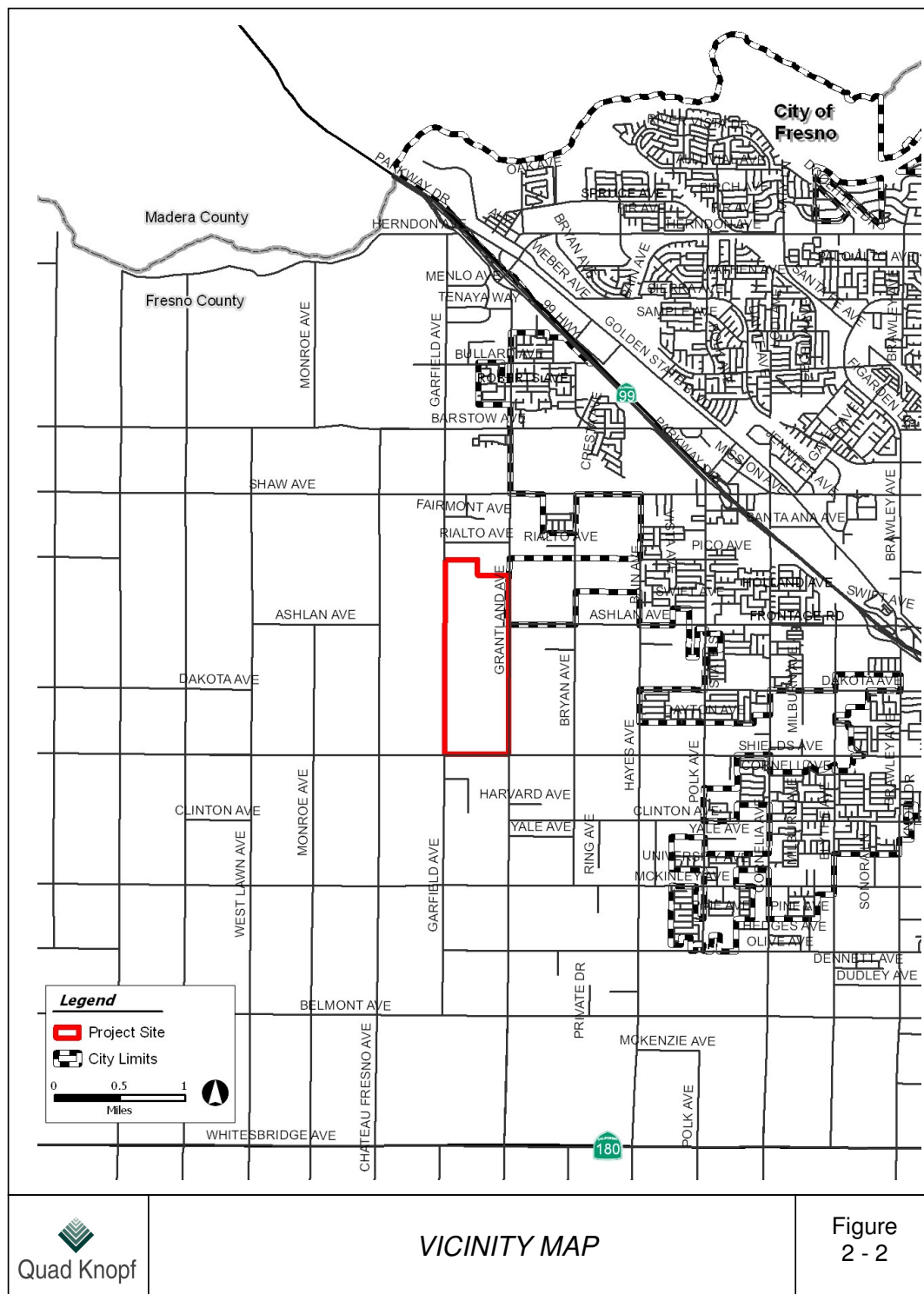
5. San Joaquin Valley Unified Air Pollution Control District

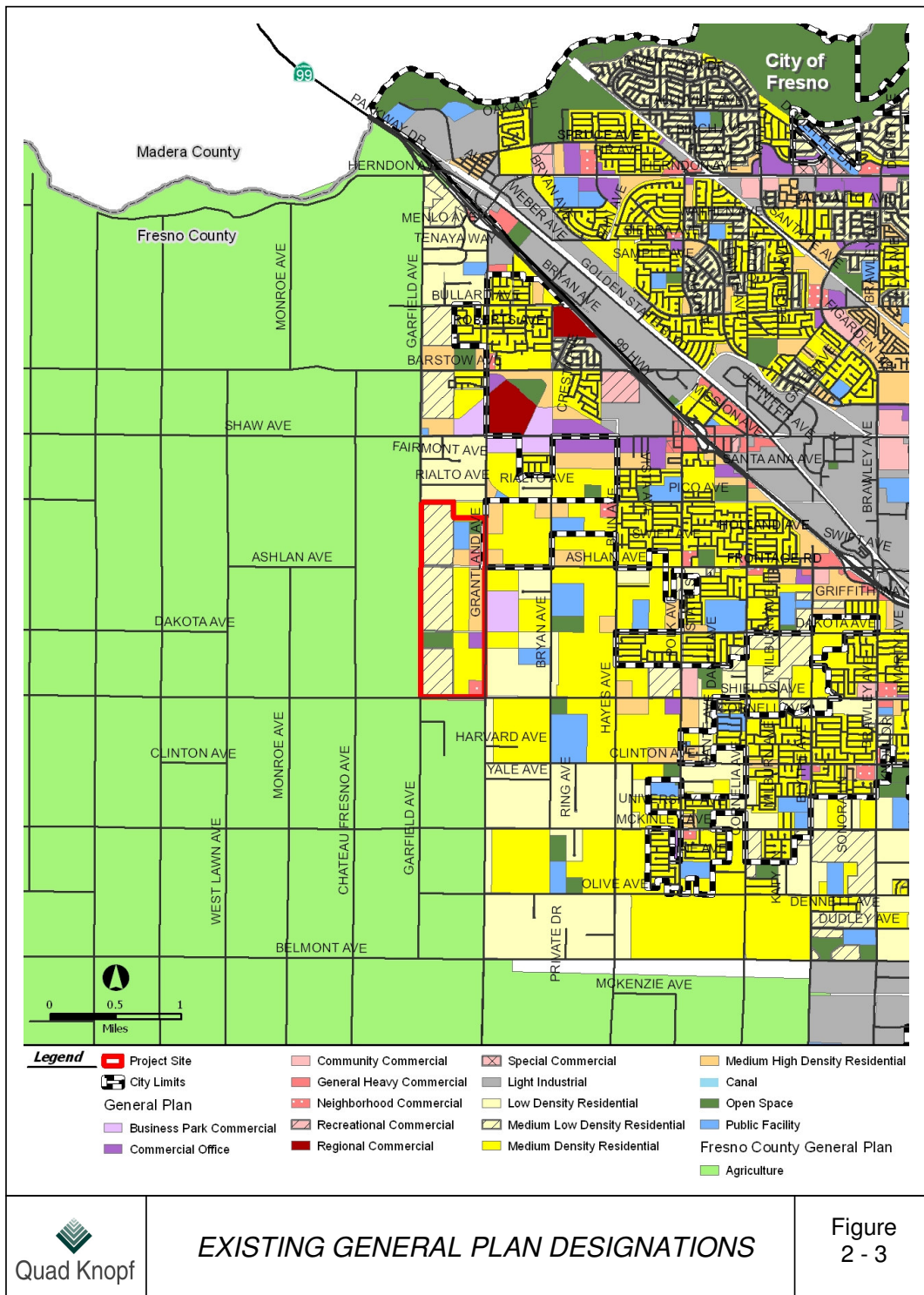
- Indirect Source Review Rule permitting
- Grading Dust Control Plan

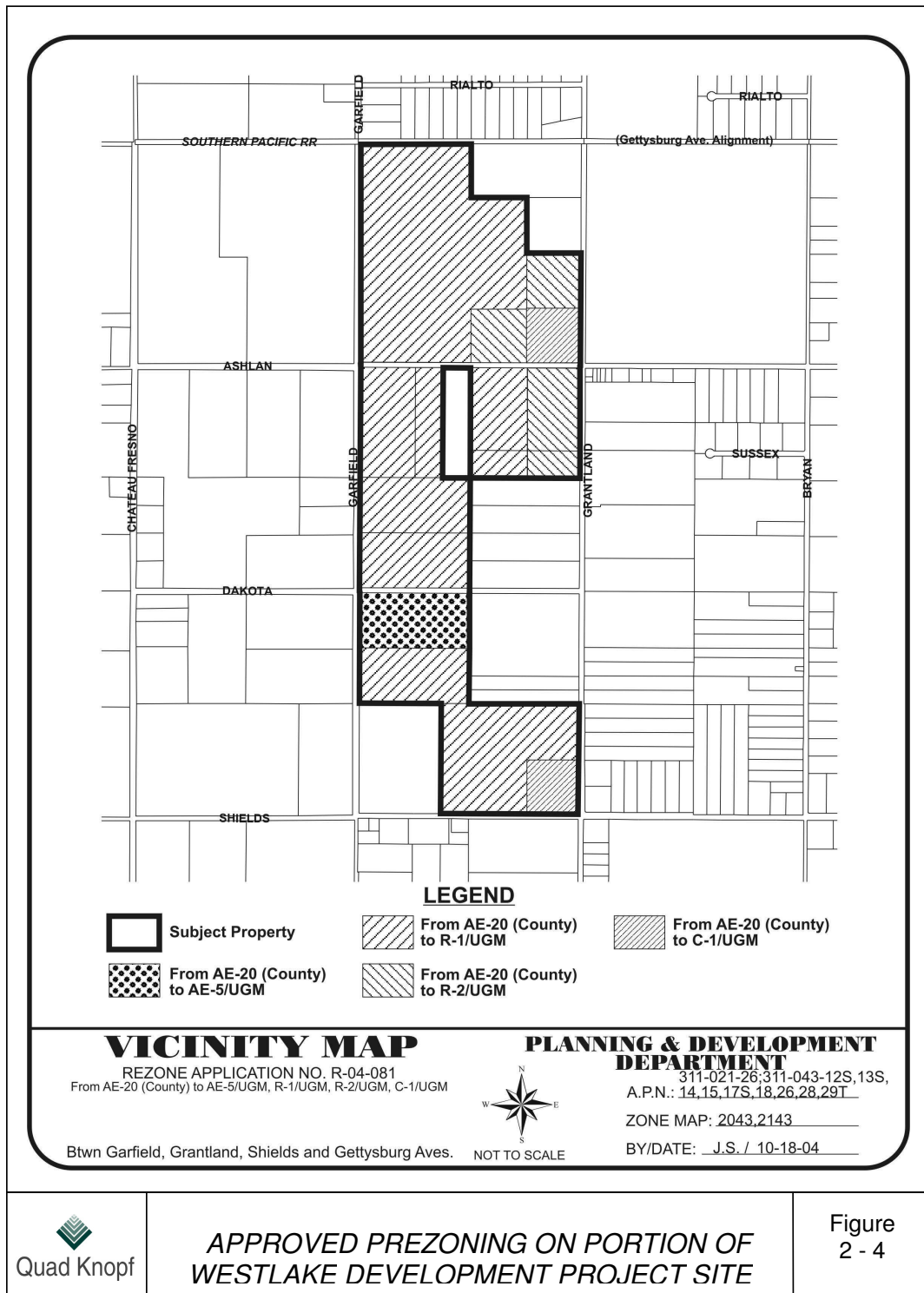
Project Objectives

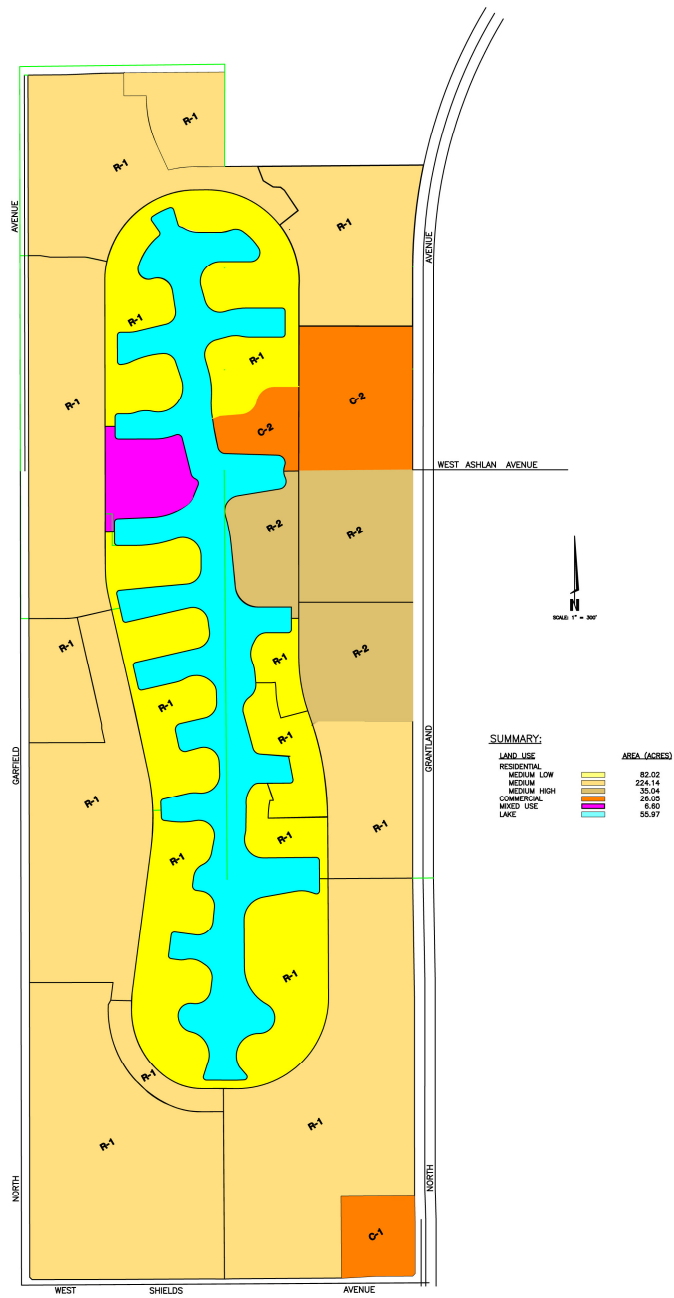
1. The 'Westlake' project will be a unique 'Master Planned' community focused on a 55-acre manmade lake. The lake will provide for attractive views and recreational opportunities. The project's circulation system will circulate around the lake and will incorporate 'traffic calming' features, providing for a safe pedestrian and bicycling environment.
2. The Westlake project will provide for a variety of housing opportunities with a complete range of densities, styles, sizes, and values which will be designed to satisfy the identified increasing demand for quality housing of the existing and future population base.
3. The Westlake project will provide for commercial development sufficient to accommodate most of the daily needs of the projected population of the project.
4. The Westlake project will provide for alternative forms of transportation (pedestrian, bicycle) within the project and connection to regional trail and mass transit systems thereby reducing dependency upon the automobile.
5. The Westlake project will provide for a variety of recreational and open space opportunities within the project area, including a 55± acre manmade lake.
6. The design of Westlake will encourage residents to work at home occupations, promote home occupations through components installed within the homes, and home design.
7. Provide for the ability, through flexible zoning conditions, to develop mixed-use projects, which combine a variety of uses on one parcel.
8. Create a strong sense of "community" with landscaping, signage, lighting and project amenities that are unique to the 'Westlake' project.
9. The Westlake project will provide opportunities for school aged children of all ages to easily access Central Unified School District facilities.





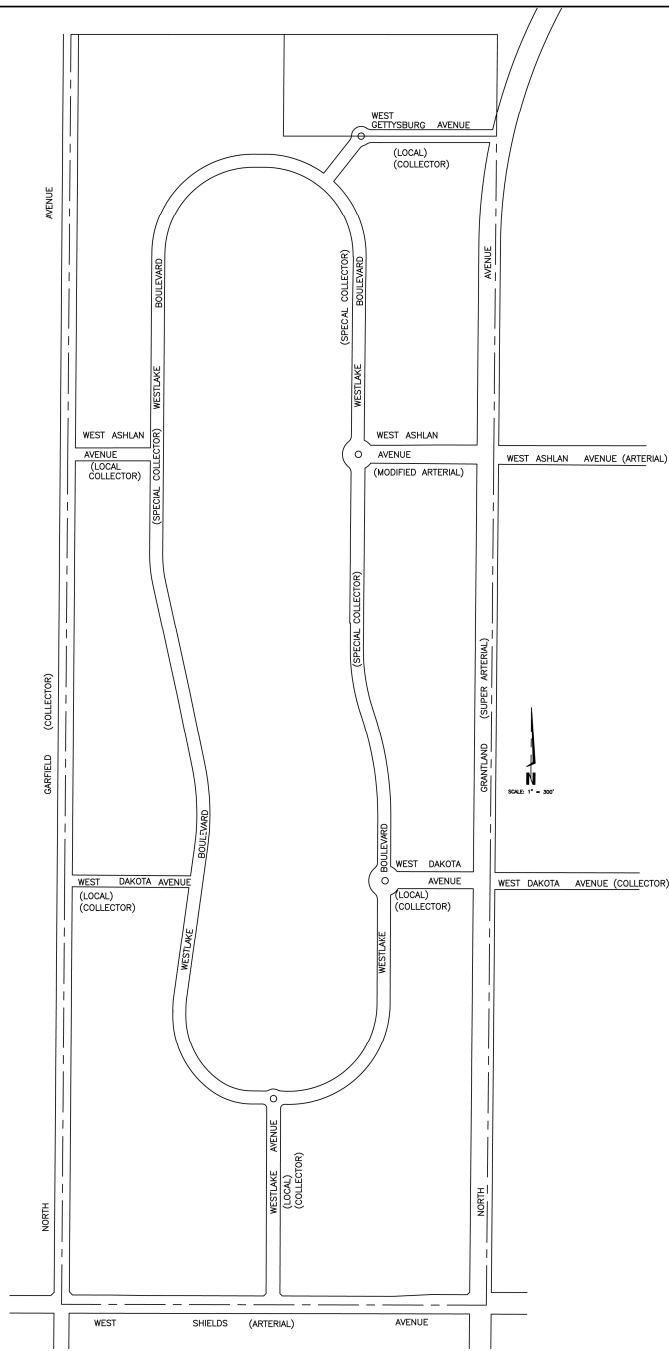






WESTLAKE DEVELOPMENT PROJECT PROPOSED LAND USE

Figure
2 - 5



**PROPOSED WESTLAKE DEVELOPMENT
PROJECT MAJOR STREET LAYOUT**

**Figure
2 - 6**

SECTION THREE
ENVIRONMENTAL EVALUATION

SECTION THREE – ENVIRONMENTAL EVALUATION

Issues:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<u>I. AESTHETICS</u> Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or night time views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Response:

a), b) Less than significant impact: The site is located on flat ground that has been previously used for agricultural purposes. No known aesthetic resources exist on the site, and it is not within any State, City or County-identified scenic vista or scenic highway corridor.

c), d) Potentially Significant Impact: Urban form, building design, and commercial signage, among many other factors, affect the appearance and aesthetics of the City. The EIR will address those issues, including light and glare, related to aesthetics and enforcement of City Ordinances and related policies.

Issues:

Potentially Significant <u>Impact</u>	Less Than Significant With Mitigation <u>Incorporation</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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II. AGRICULTURE RESOURCES: - Would the project:

- | | | | | |
|--|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Response:

a), c) Potentially Significant Impact – The Project site has historically been used for agricultural purposes but is not currently in cultivation. Productive and potentially productive agricultural land will be lost to new urban uses as a result of the Project. In order to assess the impacts of the conversion of the agricultural lands of the site to urban uses, the California Department of Conservation's Land Evaluation and Site Assessment (LESA) Model will be applied in the Project's EIR. The EIR will address the Project's impacts to agricultural resources.

b) No Impact – Approximately 40 acres of the Project site was subject to Williamson Act contracts AP-5269 and AP-5270. Notices of non-renewal were filed in 1995 and the contracts expired in 2005. There are no additional parcels subject to Williamson Act contracts on the Project site.

Issues:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
III. AIR QUALITY: Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Response:

a), b), c), d), e) Potentially Significant Impact –Construction activities can result in air emissions that will exceed the San Joaquin Valley Air Pollution Control District standards. The addition of housing and the associated increase in vehicle trips may also release significant emissions. The EIR will incorporate both an air quality analysis and an evaluation of traffic emissions. The EIR will recommend measures to address air quality impacts.

The EIR will also include a discussion on the issue of Global Climate Change and will provide information regarding the Project's carbon footprint before and after development of the 460-acre site. Information in this section of the EIR will be obtained from recent international, state and local reports, including, among others, the following reports:

- California Environmental Protection Agency, Climate Action Team Report to the Governor and California Legislature, March 2006; Formatted: Bullets and Numbering
- Our Changing Climate, Assessing the Risks to California, A Summary Report From the California Climate Change Center, July 2006; Formatted: Bullets and Numbering
- Intergovernmental Panel on Climate Change, Climate Change 2007: The Physical Science Basis, Summary for Policy Makers, February 2007. Formatted: Bullets and Numbering

Measures to reduce Project-related global warming impacts will be included in the EIR.

Issues:

Potentially Significant <u>Impact</u>	Less Than Significant With Mitigation <u>Incorporation</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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IV. BIOLOGICAL RESOURCES – Would the project:

- | | | | | |
|--|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Response:

a), b), c), d) Potentially Significant Impact – The Project site is currently not in agricultural production, however the site has historically been used for agricultural purposes. Agricultural practices such as pesticide application, cultivation and ground disturbance have resulted in a substantial reduction of the site's native vegetation and wildlife. The Project is not expected to have a substantial effect on any special species or on a federally protected wetland, such as a marsh or vernal pool. However, a full reconnaissance-level biological survey will be conducted and Project related biological impacts will be addressed in the EIR.

e), f) Less than Significant Impact – There are no apparent native or ordinance-sized trees on the proposed Project site. The City of Fresno does not have an adopted Habitat Conservation Plan or Natural Community Conservation Plan and there are no known local, regional or state habitat conservation plans applicable to the Project site.

Issues:

Potentially Significant <u>Impact</u>	Less Than Significant With Mitigation <u>Incorporation</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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V. CULTURAL RESOURCES -- Would the project:

- | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Response:

a), b), c), d) Less than Significant – There are no known previously recorded historic, archaeological, paleontological resources on the Project site. However, the proposed project will likely involve excavation that could disturb unknown cultural resource sites, including archaeological sites, paleontological sites, and sites of human remains. A Cultural Resources survey of the Project site will be undertaken by a qualified cultural resources consultant in conjunction with the Project EIR. Appropriate mitigation measures will be identified to ensure that all national, state, and local requirements applicable to the treatment of cultural resources would be carried out. Several of these requirements are contained in the policies of the 2025 Fresno General Plan and in the 2025 Fresno General Plan Master EIR Mitigation Monitoring Checklist. In addition, the EIR will set forth contingent mitigation measures, to be carried out in the event cultural materials are encountered during subsurface construction and excavation for the Project.

Issues:

Potentially Significant <u>Impact</u>	Less Than Significant With Mitigation <u>Incorporation</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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VI. GEOLOGY/SOILS -- Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving? | | | | |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii) Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii) Seismic-related ground failure, including liquefaction. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv) Landslides | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building code (1994), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Response:

a), b), c), d), e) Less Than Significant – According to the Fresno General Plan EIR (2025), no active faults underlay the project site and the project area is not located within an Alquist-Priolo Earthquake Fault Zoning Map. The flat terrain in the project area does not create opportunities for landslides or soil erosion. The proposed Project will connect to the City's existing sanitary sewer system and will not use septic tanks or alternate waste disposal systems. Project related impacts to geology/soils will be analyzed in the EIR, which will reference the City requirements that structures be designed per the current edition of the UBC, as well as the requirement to prepare site-specific soil reports as the basis of project foundation design. The discussion in the EIR will be drawn from the geotechnical report for

the Project, and will discuss the applicable policies of the 2025 Fresno General Plan and the programmatic mitigation measures contained in the General Plan Mitigation Monitoring Checklist.

Issues:

Potentially Significant <u>Impact</u>	Less Than Significant With Mitigation <u>Incorporation</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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VII. HAZARDS/HAZARDOUS MATERIALS – Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Response:

a), b), c), d) Less than Significant Impact– Construction and operation of the proposed project may involve the use of hazardous materials such as cleaning solvents, fertilizer, and other materials related to construction. It is anticipated that these products would be transported, handled, used, and stored as required by federal, State, and local laws and regulations. The potential for site contamination will be investigated as part of a Phase I Environmental

Assessment for the Project, which will be incorporated into the EIR. Additionally, it is not anticipated that the Project site or surrounding properties are included in the Department of Toxic Substances Control's Hazardous Waste and Substances Site List compiled pursuant to Government Code Section 65962.5. This issue will also be included as part of the Phase I Environmental Assessment.

e), f) No Impact - The Project site is not located within an airport land use plan or within 2 miles of a public airport. There are no private airstrips in the Project vicinity.

g) Less than Significant Impact - The Project would not result in fundamental changes to the surrounding street system which would impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan. Adequate emergency access design will be incorporated into final Project design.

h) Less than Significant Impact - Wildlands fire hazard areas do not exist in the site vicinity. Surrounding lands are either in irrigated agricultural production or urban uses. Development of the site will further reduce the potential for fire at the Project site.

Issues:

Potentially Significant <u>Impact</u>	Less Than Significant With Mitigation <u>Incorporation</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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VIII. HYDROLOGY/WATER QUALITY – Would the project:

- | | | | | |
|---|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a) Violate any water quality standards or waste discharge requirements? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f) Otherwise substantially degrade water quality? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g) Place housing within a 100-year flood hazard area as mapped on a federal flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| j) Inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Response:

a), b), c), d), e), f), g), h), i) Potentially Significant Impact – The Project will increase demand on groundwater supply and quality; and/or increase water runoff. Section 15083.5 of the CEQA Guidelines requires analysis of whether the projected water demand associated with the proposed Project was included in the last urban water management plan; and an assessment whether its total projected water supplies available during normal, single dry, and multiple-dry water years as included in the 20-year projection contained in its urban water management plan will meet the projected water demand associated with the proposed Project, in addition to existing and planned future uses. A Water Supply Assessment will be prepared and incorporated into the EIR for the Project. All Project related impacts to hydrology, water quality, flood zones, and drainage will be analyzed in the EIR.

j) No Impact – There are no large bodies of water near the Project site.

Issues:

Potentially Significant <u>Impact</u>	Less Than Significant With Mitigation <u>Incorporation</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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IX. LAND USE/PLANNING – Would the project:

- | | | | | |
|---|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Response:

a), c) No Impact - The project site will not divide an established community and is not covered by a habitat conservation or natural community conservation plan.

b) Potentially Significant Impact – The EIR will address the issue of consistency with the 2025 Fresno General Plan, West Fresno Community Plan, and the 2003 Memorandum of Understanding with Fresno County. Also, interagency coordination between the City, Fresno County, and the Fresno LAFCo regarding annexation will be discussed.

Issues:

Potentially Significant <u>Impact</u>	Less Than Significant With Mitigation <u>Incorporation</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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X. MINERAL RESOURCES – Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Response:

a), b) No Impact – The proposed Project site is not located within or near any areas mapped as potential mineral resource sites. The nearest locations of known mineral resources are the sand and gravel deposits along the San Joaquin River and the Kings River, located to the northeast and southeast of the City of Fresno, respectively.

Issues:

Potentially Significant <u>Impact</u>	Less Than Significant With Mitigation <u>Incorporation</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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XI. NOISE – would the project result in:

- | | | | | |
|---|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Response:

a), b), c), d) Potentially Significant Impact – As the level of residential and other urban activity intensifies in the Project area, existing noise levels from local traffic increases also may occur. High noise levels associated with construction activities involved in development and redevelopment may cause temporary impacts. Noise standards established by the Fresno General Plan and local ordinance regulate potential noise impacts from new development in the Project area; the potential for significant adverse impacts on the environment relative to ambient noise or ground vibrations in the Project area or as a result of Project implementation is potentially significant. The EIR will analyze noise impacts.

e), f) No Impact – The proposed Project is not located within 2 miles of a public airport or is within the vicinity of a private airstrip.

Issues:

Potentially Significant <u>Impact</u>	Less Than Significant With Mitigation <u>Incorporation</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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XII. POPULATION AND HOUSING – Would the project:

- | | | | | |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Response:

a), b), c) Potentially Significant Impact – The proposed Project may have potentially significant direct and indirect growth-inducing impacts. The EIR for the Project will evaluate potential impacts related to the above-defined population and housing factors.

Issues:

Potentially Significant <u>Impact</u>	Less Than Significant With Mitigation <u>Incorporation</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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XIII. PUBLIC SERVICES – Would the project:

- a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impact, in order to maintain acceptable service ratios for any of the public services:

Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Response:

a) *Potentially Significant Impact – Implementation of the Project could accelerate demand for fire protection, police protection, schools, public facility maintenance, and other governmental services. Although such increases will be consistent with the General Plan, the need for these services may accelerate beyond available capacity, resulting in potentially significant adverse impact. The EIR for the Project will evaluate potential impacts related to the above-defined public service factors.*

Issues:

Potentially Significant <u>Impact</u>	Less Than Significant With Mitigation <u>Incorporation</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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XIV. RECREATION – Would the project:

- | | | | | |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Response:

a), b) Potentially Significant Impact – Implementation of the Project could accelerate demand for recreational services. Although such increases will be consistent with the General Plan, the need for these services may accelerate beyond available capacity, resulting in potentially significant adverse impact. The EIR for the Project will evaluate potential impacts related to the recreational service factors.

Issues:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XV. TRANSPORTATION/TRAFFIC – Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response:

a), b) Potentially Significant Impact – Continued growth in the northwest portion of Fresno will increase the number of vehicles and vehicle miles traveled. This growth could potentially lead to a reduction in the level of services of streets and highway segments. The proposed Project may require that certain road segments be widened, that intersection and signalization improvements be made, and that the local highway system be improved. Although such increases in development and traffic generation will be consistent with the General Plan, increases in traffic volume may accelerate beyond available roadway capacity, resulting in potentially significant adverse impacts. The EIR for the Project will evaluate potential impacts related to the above-defined transportation and traffic factors.

c), d), e), f) Less than Significant Impact – The project will not have any affect on air traffic patterns. The Project is not anticipated to result in an increase in hazardous road design, inadequate emergency access, inadequate parking capacity, or conflict with adopted transportation policies and plans. However, the EIR for the Project will evaluate these impacts based on the design and associated traffic study for the project.

Issues:

	Potentially Significant <u>Impact</u>	Less Than Significant With Mitigation <u>Incorporation</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
XVI. UTILITIES/SERVICE SYSTEMS – Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Response:

a), b), c), d), e), f), g) Potentially Significant Impact – Implementation of the Project will increase demand of utility and service systems. Although such increases in development will be consistent with the General Plan, increases in utility demand may accelerate beyond available capacity, resulting in potentially significant adverse impacts. The EIR for the Project will evaluate potential impacts related to the above-defined utility and service system factors.

Issues:

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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XVII. MANDATORY FINDINGS OF SIGNIFICANCE

- | | | | | |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a) Does the project have the potential to: substantially degrade the quality of the environment; substantially reduce the habitat of a fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining levels; threaten to eliminate a plant or animal community; substantially reduce the number or restrict the range of an endangered, rare, or threatened species; or eliminate important examples of the major periods of California history or prehistory? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probably future projects. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Will the environmental effects of a project cause substantial adverse effects on human beings, either directly or indirectly? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Response:

- a) Potentially Significant Impact – The Project has the potential to result in significant and cumulatively considerable adverse impacts and will be discussed further in the EIR.
- b) Potentially Significant Impact - The Project has the potential to result in significant and cumulatively considerable adverse impacts to long term environmental goals and will be discussed further in the EIR.
- c) Potentially Significant Impact – Environmental effects of the Project is a potentially significant and cumulatively considerable adverse impact and will be discussed further in the EIR.
- d) Potentially Significant Impact – The Project has the potential to result in significant and cumulatively considerable adverse and will be discussed further in the EIR.

Determination

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☒ I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR; or (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Darrell Unruh
Planning Manager

Date